

**MINUTES OF THE JONESTOWN CITY COUNCIL REGULAR MEETING HELD  
JANUARY 11, 2007, 7:30 P.M. AT THE CITY COUNCIL CHAMBERS 18649 FM 1431,  
SUITE 3-A, JONESTOWN, TEXAS**

**A. ITEMS OPENING MEETING:**

**1. CALL TO ORDER**

**MAYOR JAMES M. BROWN**

Mayor Brown called the meeting to order at 7:30 p.m.

**2. ROLL CALL**

**CITY SECRETARY**

Upon roll call, the following members were present: Alderman Walker, Alderman MacMicking, Alderman Drake, Mayor Brown, and Alderman Aaron. Mayor Pro Tem Brewer was absent because of illness. A quorum was present.

**3. APPROVAL OF MINUTES**

December 14, 2006 Regular Meeting

Alderman Aaron pointed out a spelling typo on page 5, the spelling of Travis is wrong. Alderman Drake made a motion to approve the minutes with the correction. Alderman Aaron seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman MacMicking, Alderman Drake and Alderman Aaron. No: None. Abstain: Alderman Walker because of absence from the last meeting. Motion passes.**

**4. REPORTS FROM COMMUNITY ORGANIZATIONS AND OTHER ENTITIES**

a. ESD#1

Deane Armstrong reported that the new radios will be operable in February and Joe Lychner will be appointed by the Commissioners Court on January 16<sup>th</sup> to replace her on the board.

b. Travis County Rural Community Center

James Brown reported that during the Christmas season, the Brown Santa organization served 135 families and the Advisory Board gave out food baskets to 200 families.

c. Jonestown Area Chamber of Commerce

No one was present from the Chamber of Commerce.

d. North Shore Heritage and Cultural Society

Bob Walker reported that the Society will have its first annual book fair at KOaks in Lago Vista on February 3<sup>rd</sup> from 10 a.m. to 3 p.m. with lunch available for purchase.

There are 12 published authors who live in the area and their books will be available. There will also be a story time for children.

## **5. COUNCIL COMMENTS ON DEPARTMENT REPORTS**

- a. Planning and Zoning Commission
- b. Parks and Recreation Board
- a. Finance Department/Municipal Court
- d. Public Works Department
- e. Library
- e. Building Department

Alderman Aaron asked Bob Stevenson about the recent meeting with the County on development issues. Mr. Stevenson spoke about the topics covered: the interlocal agreement with Travis County for subdivisions and the current developments in our ETJ. There will be another meeting soon to finalize the single office regulations.

- g. Code Enforcement
- h. Police Department

Alderman Drake complemented Chief Stetar for researching software and approved of his choice.

- i. City Administrator
- j. City Engineer
- k. Citizens Complaints and Compliments

## **B. CITIZEN COMMUNICATIONS (Discussion only on items that are not on the agenda.)**

The citizens present signed up to speak on items that are on the agenda.

## **C. GENERAL BUSINESS AND ACTION ITEMS:**

1. Proclamation to honor Deane Armstrong for her community service.

Mayor Brown read the proclamation and presented it to Mrs. Armstrong.

2. Proclamation in support of Leander Educational Excellence Foundation.

Mayor Brown read the proclamation and presented it to Jim Nosler, founder of the organization. Mr. Nosler gave a brief overview of the foundation and its programs. He

announced that there will be a kick-off event on January 23<sup>rd</sup> at 6:30 p.m. and invited everyone to attend and to go to the organization's web site, [www.Leanderedfound.org](http://www.Leanderedfound.org) for more information.

3. Discuss and consider for action a development and annexation agreement with Omni Joint Ventures for the Waterscape Development.

City Attorney, Barney Knight presented the proposed agreement and answered questions from Council. Kris Kasper, attorney for the developer and Chris Overstreet, their planner, also spoke to Council about the agreement.

Mayor Brown accepted questions and comments from the citizens. Those speaking against the agreement were Jim Ann Broughton, Nadia Wills, Jim Swayze, Deane Armstrong, Mike Bowen, Jim Conatser, Reasa Trent, Dale Johnson, Larry Oaks, Len Bejtlich, Bill Nichols, Babbs Yarborough, Preston Carlton and Gregg Sparks. Those who spoke in favor of the project were Pat Sanchez, Mary Williams, Jordon Eldridge and Tom Rosenburger.

After discussion, Alderman Walker made a motion to approve the development and annexation agreement with Omni Joint Ventures for the Waterscape Development. Alderman MacMicking seconded the motion. During discussion, Alderman Aaron complimented Barney Knight on his efforts and evident progress toward negotiating a better agreement, however, it was still too large and dense a development for him to support. Alderman Walker asked Mr. Knight some questions and there was more discussion. Mayor Brown called the question. **Upon roll call the vote was as follows: Yes: Alderman Walker and Alderman MacMicking. No: Alderman Drake and Alderman Aaron. Abstain: None. Mayor Brown spoke briefly, also complementing Mr. Knight for his work, but because the community obviously does not support it, he could not either. He voted no. Motion failed.**

Mayor Brown called a recess at 9:50 p.m. and called the meeting back to order at 10:00 p.m.

4. Discuss and consider for action to direct city attorney to cease all work or negotiations with Omni Joint Venture on the development agreement. (Alderman Aaron and Alderman Drake)

After a brief discussion, Alderman Aaron made a motion to withdraw this item. Alderman Drake seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Alderman Drake, Alderman MacMicking and Alderman Walker. No: None. Abstain: None. The motion carried unanimously.**

5. a. Public hearing on a request by OMNI Joint Venture for approval of a Site Development Plan for a Lots 12 – 18, Lake Travis Subdivision No. 8, for the purpose of building one multi-story, multi-unit building. (City Engineer/City Attorney)

Speakers were Deane Armstrong, Kris Kasper, Jim Conatser, Bruce Covill and Cher Groody. Alderman Walker made a motion to close the public hearing. Alderman Aaron

seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman MacMicking, Alderman Drake and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.** Mayor Brown closed the public hearing.

b. Discuss and consider for action the above request.

Alderman Walker made a motion to deny the request by OMNI Joint Venture for approval of a Site Development Plan for a Lots 12 – 18, Lake Travis Subdivision No. 8, for the purpose of building one multi-story, multi-unit building. Alderman Drake seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman MacMicking, Alderman Drake and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

9. Discuss and consider for action scheduling a review of the procedure to manage compliance with the FM 1431 Corridor Overlay. (Alderman Aaron)

Alderman Aaron explained that he had gone to the Planning and Zoning Commission meeting and that they had only recommended approval of the portion of the plan that addressed the site development regulations, and not on the building. He pointed out that there is a need to get the two ordinances coordinated and that Bob Stevenson and Marilee Pfannstiel should start the process by red lining the chapters of code and suggest changes. Larry Oaks, P&Z Commissioner, participated in the discussion, suggesting that the City find a design specialist to work with staff and the commission to clarify the regulations to insure a better product. Bob Stevenson and Marilee Pfannstiel participated in the discussion also. Mayor Brown directed Bob Stevenson to go over the chapters and red-line them for his recommended changes, then have an architect or designer review the resulting regulations to be sure that they can be used to result in a well designed building, then bring the new chapters back for Council approval.

6. a. Public hearing on a request by Kermit Belzer for approval of a Site Development Plan for a liquor store to be built at 18626 FM 1431.

Kermit Belzer spoke to Council about his project, and that it has become more expensive than he had planned. He discussed the new regulations concerning site development and the FM 1431 Overlay requirements. Larry Oaks and Bob Stevenson participated in the discussion with Council. Mayor Brown asked for a motion to close the public hearing. Alderman Aaron made that motion. Alderman Drake seconded it. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Alderman Drake, Alderman MacMicking and Alderman Walker. No: None. Abstain: None. The motion carried unanimously.** Mayor Brown closed the public hearing.

b. Discuss and consider for action the above request.

Alderman Aaron made a motion to approve the request by Kermit Belzer for approval of a Site Development Plan for a liquor store to be built at 18626 FM 1431. Alderman Drake seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman**

**Aaron, Alderman Drake, Alderman MacMicking and Alderman Walker. No: None. Abstain: None. The motion carried unanimously.**

7. Discuss and consider for action the request by Jerry Landers for the final plat of Hunters Creek Subdivision, located in the 17600 block of Reed Parks Road.

Jerry Landers was present to answer questions. Alderman Walker asked Mr. Landers if he would be interested in tying on to a sewer line if it became available on Reed Parks Road. Mr. Landers said he was not at this time.

Alderman Walker made a motion to approve the final plat of Hunters Creek Subdivision, located in the 17600 block of Reed Parks Road. Alderman Drake seconded the motion. **Upon roll call the vote was as follows: Yes: Alderman Walker, Alderman MacMicking, Alderman Drake and Alderman Aaron. No: None. Abstain: None. The motion carried unanimously.**

8. Discuss and consider for action contracting or hiring a waste water consultant to assist the City of Jonestown in the process of waste water system acquisition, certificate of convenience and necessity, and the establishment of a City Waste Water Municipal Utility. (Alderman Aaron)

Alderman Aaron made a motion to approve contracting or hiring a waste water consultant to assist the City of Jonestown in the process of waste water system acquisition, certificate of convenience and necessity, and the establishment of a City Waste Water Municipal Utility. Alderman Drake seconded the motion. There was a discussion among Council and some citizens, including Nadia Wills, Jim Conatser and Bruce Covill. There will be a committee including Bob Stevenson, Cass Brewer, Paige Saenz, Joe Aaron, and Duell E. Woods. There will be a review of the issue on the first March meeting, if not sooner. Alderman MacMicking asked for a friendly amendment to appoint the committee and it was accepted. **Upon roll call the vote was as follows: Yes: Alderman Aaron, Alderman Drake, Alderman MacMicking and Alderman Walker. No: None. Abstain: None. The motion carried unanimously.**

10. Report on the total cost of the oak wilt project and projections for a new project for the Oak Street/Elm Street area. (Alderman Drake)

Lina Wintz made a detailed report. The Elm and Oak Streets area will be addressed in the Spring when the Forest Service is able to produce new maps.

11. Discuss and consider for action the placement of items on future agendas.

Alderman Walker asked for the fee schedule and it will be on the next meeting. Alderman Aaron asked to have an executive session for the city administrator on the next meeting also.

**D. ADJOURNMENT**

Mayor Brown adjourned the meeting at 11:20 p.m.

**PASSED AND APPROVED AT A REGULAR MEETING HELD ON FEBRUARY 8<sup>th</sup>, 2007.**

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James M. Brown, Mayor  
City of Jonestown

ATTEST:

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Linda Hambrick, City Secretary